



The City of Grove City, Ohio

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Planning Commission Staff Report
Lower Level Conference Room
November 8, 2016 1:30pm

7. APPLICATION: Home Depot | Special Use Permit (Outdoor Storage)

Project Number: 201608290058

Location: 1680 Stringtown Road (PID 040-012379)

Zoning: PUD-C (Planned Unit Development- Commercial)

Proposal: A Special Use Permit to allow for outdoor storage of Penske trucks

Applicant: Matt Walsh, 21 South Evergreen Street, Suite 200, Arlington Heights, Illinois 60005

Relevant Code Section(s):

1135.09(b)(12), Special Use Permits

Project Summary

The applicant is requesting a special use permit to provide the outdoor storage of Penske Trucks for rent at the Home Depot located at 1680 Stringtown Road. This item was postponed at the October 4th Planning Commission meeting to allow the developer time to work with staff to address concerns related to other items being stored and sold outside of the Home Depot facility. The materials have been revised from those reviewed at the October Planning Commission meeting to reduce the amount of parking spaces used in the front parking area from 16 spaces to 8 spaces and adding parallel parking spaces to the rear or north of the building for larger (22 foot and 26 foot) truck parking. The revision also shifts the spaces used in the front parking lot to the west, to utilize proposed screening to be installed along Thistlewood Road.

The truck rentals that are in the front will include box trucks ranging in size from 12 feet to 16 feet in length, work/sports trailers, and load-n-go trucks on 8 parking spaces in the northwest corner of the parking lot. These trucks will be screened from Thistlewood Drive with a combination of six (6), six-foot minimum height evergreen trees (Norway Spruce and Colorado Spruce). The trucks parked to the rear of the building will be from 22 feet to 26 feet in length. There will be three 45 foot by 10 foot spaces created for the larger trucks. These trucks will also be screened from the property to the north with evergreen trees. The applicant has indicated that trucks will be stored on-site 24 hours or less before the scheduled pick-up, with three to five trucks anticipated to be parked on-site on a usual basis. The truck rental will not include semi-trucks. Trucks can be rented through Home Depot but will not receive maintenance or be fueled on-site. No signage or lighting has been proposed for these truck rentals.

Seasonal sales conducted in the parking lot and other items stored outside including sidewalk sales are regulated under the development text for Parkway Centre North.

Code Analysis:

Per Section 1135.09, the Planning Commission is responsible for reviewing Special Use Permit requests and recommending approval, approval with modifications or denial to City Council based on findings of compliance with the standards and requirements of this Code (*see relevant code sections*) and subject to the conditions established by the Planning Commission to ensure compliance with the letter and intent of this Code. The following is the Development Department's evaluation based on code standards and requirements.

1. *The proposed use shall be in harmony with the existing or intended character of the district and nearby affected districts and shall not change the essential character of the districts;*

Standard Can Be Met: Staff does not feel locating large box trucks in the front parking lot is appropriate for the area, and recommends only permitting 12 foot trucks in the front with all larger trucks relocated to the rear of the building and brought around to the front of the building when the renting customer arrives for pick-up of the truck.

2. *The proposed use shall not adversely affect the use of adjacent property;*

Standard is Met: Although staff is not supportive of the visual impact that locating large Penske trucks within the front parking lot will create, staff does not believe the trucks will affect the use of adjacent properties, provided that larger trucks are located in the rear of the lot to prevent conflict with typical vehicular traffic. All trucks would be located in designated parking areas and should not affect circulation to adjacent properties.

3. *The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood;*

Standard is Met: Staff believes a safer alternative, to reduce the number of large trucks traversing through the front parking lot, would be to locate trucks larger than 12 feet to the rear of the building.

4. *The proposed use shall be served adequately by public facilities and services such as, but not limited to, roads, police and fire protection, storm water facilities, water, sanitary sewer, and school;*

Standard is Met: The proposed use will be adequately serviced by public facilities.

5. *The proposed use shall not impose a traffic impact upon the public right-of-way significantly different from that anticipated from permitted uses of the district;*

Standard is Met: Staff does not believe that the proposed use will generate traffic significantly different from a permitted use in the PUD-C district.

6. *The proposed use shall be in accord with the general and specific objectives, and the purpose and intent of this Zoning Code and the Land Use Plan and any other plans and ordinances of the City;*

Standard is Met: The Parkway Centre North Zoning Standards Text states that all outdoor sales and storage must be at least 500 feet from Stringtown Road or screened from view from Stringtown Road. The rental trucks will be located more than 500 feet from Stringtown Road and are meeting this standard.

7. *The proposed use complies with the applicable specific provisions and standards of this Code;*

Standard is Met: The proposed location for the rental trucks is more than 500 feet from Stringtown Road and is meeting the requirements of the Parkway Centre North Zoning Standards Text.

8. *The proposed use shall be found to meet the definition and intent of a use specifically listed as a special use in the district in which it is proposed to be located;*

Standard is Met: The site is located in a PUD-C district, in which outdoor sales are permitted with a Special Use Permit.

9. *A completed application indicating the Specific Special Use permit activity intended by the applicant shall be submitted to the Department of Development by the Council approved submittal dates;*

Standard is Met: The applicant properly submitted a completed application.

10. *Outdoor sales, storage, or display shall only be permitted in areas identified on the approved site plan. No such activity shall be located closer than fifty feet to a residential zoning district boundary or road right-of-way abutting any residential zoning district or within ten feet of any road right-of-way. Such activities shall not occupy any required parking area or driveway.*

Standard is Met: The outdoor storage of rental trucks are more than fifty feet from a residential zoning district. The outdoor sales are more than ten feet from any road right-of-way. The outdoor sales will occur on 8 spaces of the parking lot and will not be located in any required parking area or driveway. With the truck rental Home Depot will still be over their required amount of parking spaces.

11. *Any outdoor sales, storage, or display area located closer than one hundred feet to a residential district shall, if determined to be visible from such district, be screened by a landscape buffer strip or other means indicated on the approved site plan.*

Standard is Met: The outdoor sales are located more than one hundred feet from a residential district.

12. *Illumination of outdoor sales, storage, or display areas shall be designed to prevent glare or direct light from the illumination source into residential areas.*

Standard is Met: No illumination of the outdoor sales, storage, or display areas has been proposed.

13. *Outdoor displays shall be maintained in a neat and orderly fashion.*

Standard is Met: The trucks will be kept to the designated area on the site plan.

14. *Signage for outdoor sales or displays shall comply with Chapter 1145 or if located in the H.P.A., Chapter 1138.*

Standard is Met: No signage has been proposed with the Penske Truck rentals.

15. *The site plan submitted with an application for a Special Use Permit shall indicate the types of merchandise to be displayed and, if applicable, any seasonal changes of display.*

Standard is Met: The submitted site plan indicates that Penske Trucks will be stored on the site on 8 parking spaces in the front and 3 spaces in the rear.

Recommendation

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Special Use Permit with the following stipulations.

1. All trucks larger than 12 feet shall be parked in the rear (north side) of the site, in the area shown on the submitted site plan.